

R2, ANGEL CENTRAL,  
ISLINGTON, LONDON N1

# PARTIALLY FITTED CLASS E RESTAURANT OPPORTUNITY

## LOCATION

Angel Central is Islington's premier shopping and dining destination that has recently benefitted from a £16 million transformative refurbishment project. The scheme is home to over 25 vibrant retail and leisure brands, an alfresco dining area and premier entertainment facilities. Existing operators include Saint Espresso, Pret, Itsu, Birdies, Wagamama, 10 screen Vue, O2 Academy and Northwood, ETM's latest premium sports bars.

## ACCOMODATION

The unit is partly fitted and configured over first floor only comprising the following approximate Gross Internal Floor Areas:

FIRST FLOOR:	2,520 SQ FT	234.14 SQ M
--------------	-------------	-------------

EXTERNAL SEATING:	225 SQ FT	20.90 SQ M
-------------------	-----------	------------

## RENT

On application.

## SERVICE CHARGE & INSURANCE

Detailed information available on request.

## TENURE

A new effectively FRI lease for a term to be agreed contracted outside of the security of tenure and compensation provision of the 1954 Act.

## RATES

Rateable Value: £63,000  
UBR (2023): 54.6p  
Rates Payable: £34,398 per annum

## LICENSING

The unit benefits from a premises licence permitting the sale of alcohol and has the following opening hours: Sunday to Thursday: 23.30 and Friday & Saturday: 00.30

The licence will be transferred to the incoming tenant on completion of the lease.

## EPC

Band D. Certificate available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



ANGEL CENTRAL  
ISLINGTON

R2, ANGEL CENTRAL,  
ISLINGTON, LONDON N1

## PARTIALLY FITTED CLASS E RESTAURANT OPPORTUNITY



# CONTACT

VIEWINGS STRICTLY BY  
PRIOR APPOINTMENT WITH  
JOINT AGENTS.

FOR ALL ENQUIRIES:

## CBRE

PIERS FINLEY  
PIERS.FINLEY@CBRE.COM  
07557 449 633



ALEXANDRA COOPER-PARRY  
ALEXANDRA.COOPER-PARRY@COLLIERS.COM  
07384 513 312

## DISCLAIMER

Colliers International and CBRE Limited on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Colliers International and CBRE Limited has any authority to make any representation themselves or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



ANGEL CENTRAL  
ISLINGTON